



Asking Price: Offers In Excess Of £270,000
Parrs Close | South Croydon | Surrey | CR2 0QX

Pollard Machin

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****No Onward Chain****

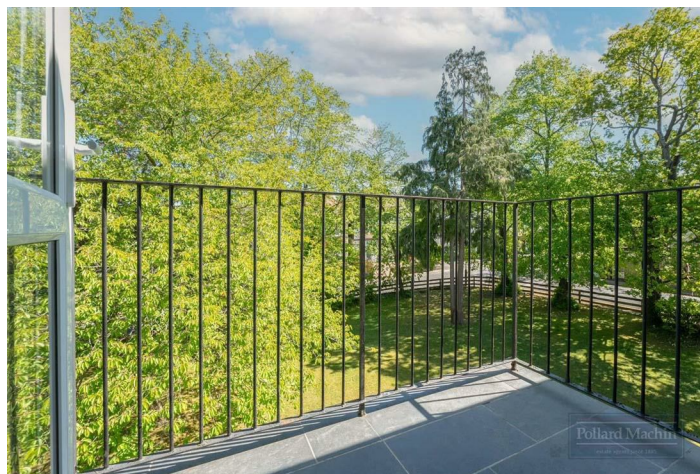
Situated on the top floor of a well-maintained residential development, this bright and spacious two-bedroom apartment offers well-proportioned accommodation, a private balcony and approximately 668 sq ft (62.11 sq m) of internal space. Offered with no onward chain, the property is ideally suited to first-time buyers, downsizers or investors.

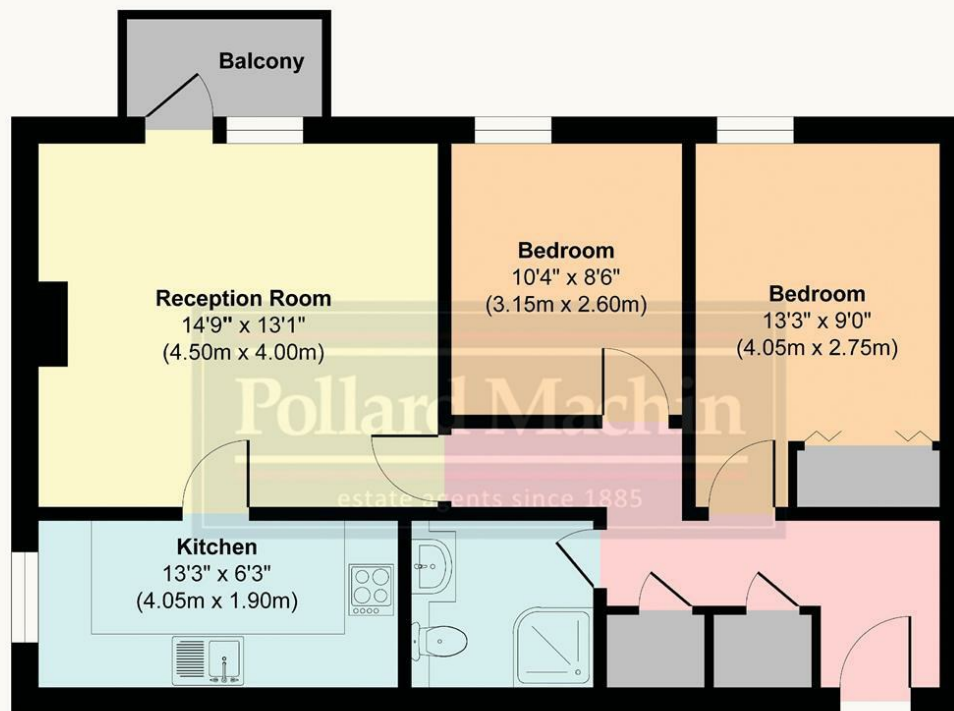
The generous reception room, measuring approximately 14'9" x 13'1", provides ample space for comfortable living and dining areas, with direct access to the private balcony, creating a pleasant extension to the living space and an ideal spot for morning coffee or evening relaxation. The separate kitchen is well proportioned and practical, with a good range of storage and workspace.

There are two well-sized bedrooms, including a spacious principal bedroom and a versatile second bedroom that could equally serve as a guest room, home office or nursery. A family bathroom and useful additional storage cupboards are accessed from the hallway, adding to the property's practicality.

The top-floor position provides a good degree of privacy and elevated views, while the quiet residential setting of Parrs Close is conveniently located for the amenities of South Croydon, including its selection of shops, restaurants and everyday facilities. Excellent transport links are also within easy reach, with South Croydon and surrounding mainline stations providing convenient connections into Central London and beyond.

Further information includes an EPC Rating of C, Council Tax Band C, an approximately 144-year lease and a service charge of approximately £1,150 per annum. Ground rent is to be confirmed.





Second Floor

Parrs Cl, South Croydon CR2

Approx. Gross Internal Area 668 sq. ft / 62.11 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.

Plan produced by AR Net Media-www.arnetmedia.uk



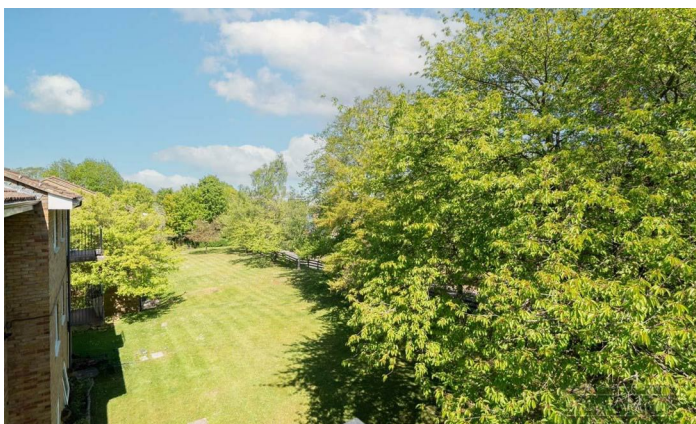
Key Features:

- No Onward Chain
- Station Location
- Two Double Bedrooms
- Top Floor
- Garage En-Bloc
- Balcony
- Communal Gardens
- Gas Central Heating

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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